

Floodplain Variance Request – Agenda Item 56

ROSSI / KIMBROUGH RESIDENCE

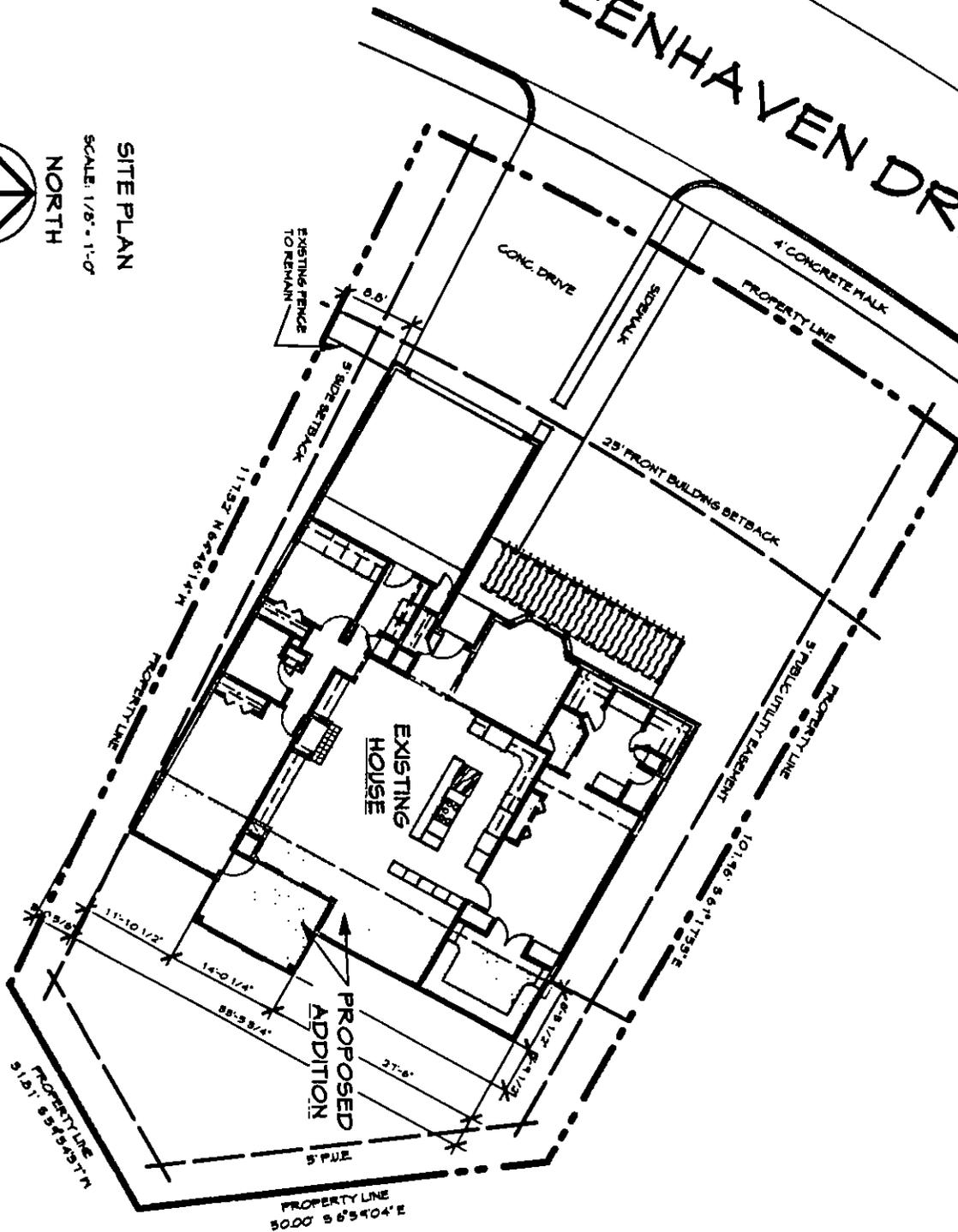
7303 GREENHAVEN DRIVE, AUSTIN, TEXAS

03/24/05

- 1) **Greetings**
 - a) Mayor
 - b) Council members
 - c) City staff
- 2) **Team introductions / qualifications**
 - a) Owners [original owners of home, 1987-2005]
 - i) Jill Rossi
 - ii) Kerry Kimbrough
 - b) Architect-builder [hired September 2004]
 - i) CG&S Design-Build: 100% specialized in residential renovations, 1957-2005.
 - ii) Architect: Stewart Davis AIA, Design Director, CG&S Design-Build, registered architect, State of Texas 1987-2005, completed over 200 projects with CG&S 1994-2005.
- 3) **Project summary** [SEE ATTACHED SITE / FLOOR PLAN DRAWING]
 - a) Existing construction
 - i) 3 BR / 2 Bath 2000SF single family residence at 7303 Greenhaven Drive, Allandale Park subdivision, built 1987 in compliance with then-current floodplain requirements.
 - b) Proposed improvements
 - i) 400 SF expansion of existing rooms [20% increase in existing heated and cooled SF]: Home office, sitting area, exercise room.
 - ii) 150 SF new covered outdoor patio
 - iii) Interior repairs / replacements to 18 year old kitchen, living and dining areas.
 - iv) Master bath: Make accessible with walk-in shower [in lieu of tub] / wide openings.
 - c) Reason for improvements: This will be Jill and Kerry's final private home
 - i) Typical maintenance / repairs / updating of existing residence of this age
 - ii) Create safe and comfortable home for retirement / old age.
 - iii) Owners wish to live central in lieu of contributing to suburbia / urban sprawl.
- 4) **Permitting issues**
 - a) Impervious cover: 44.7% actual / 45% allowed, approved.
 - b) Building cover: 37.2% actual / 40% allowed, approved.
 - c) Required yards: 5'-0" to side property line, approved.
 - d) Finished floor elevation [684.8] / 100 year BFE [684.28]: 6.25" above / 12" above required; rejected, seeking relief.
- 5) **Variance request: Seeking Council's relief** [SEE ATTACHED 100 YR. FLOODPLAIN MAP]
 - a) Location / shape of addition is best possible case
 - i) Selected highest ground available, outside of flood area per COA map. Will not impact velocity / volume of flood water, shape of addition [narrow face to current] minimizes impedance to water flow [if waters exceed 100 year level], no impact to access by emergency vehicles / personnel.
 - b) Finished floor is 6.25" above BFE / home will not flood [we're only 5.75" out of compliance]
 - c) Accessibility requirements / deed restrictions dictate horizontal expansion at same level; design options limited.
 - d) Economically impractical to raise existing FF; ramps require excessive run; single steps create severe tripping/falling hazard and chop up continuous spaces.
 - e) Improvements not categorized as "substantial" [Less than 50% added value to structure]
 - i) Appraised value of structure prior to improvements: **\$148 K**
 - ii) Appraised value after structure after proposed improvements: **\$215 K**
 - iii) Added value to structure: **45.3%** of existing.
- 6) **Neighborhood trends** [SEE ATTACHED AERIAL PHOTO IDENTIFYING RECENT PROJECTS]
 - a) Many neighbors have recently improved / enlarged their homes, maintaining or raising property values, several much closer to creek and lower in elevation.
 - b) Several examples depicted on exhibit. Recent variance granted to owners at 7300 Greenhaven with finished floor 2" below 100 year BFE.
 - c) Requesting similar consideration / relief given [thankfully] to neighbors.
- 7) **Thank you for your attention and kind consideration!**

GREENHAVEN DRIVE

SITE PLAN
SCALE: 1/8" = 1'-0"



PROJECT INFO.

PROJECT SUMMARY

OWNER: JILL ROSS & ROBERT ROSS
ADDRESS: 1305 GREENHAVEN DRIVE
AUSTIN, TEXAS 78751
LEGAL DESCRIPTION:
INFORMATION FOR THESE DRAWINGS
WAS TAKEN FROM A SURVEY BY
TRAVIS COUNTY LOT 37A, BLOCK 1,
ALMAYDA PARK, SECTION 1 AND 3
ZONING CLASSIFICATION: SF-3

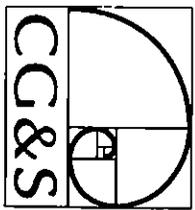
AREA CALCULATIONS

SITE AREA: 8370.8 SF
44% MAX IMP COVER: 3685.5 SF
240% MAX BLDG AREA: 5235.3 SF

EXISTING BUILDING AREA:
EXISTING HOUSE: 1,401.0 SF
EXISTING GARAGE: 444.0 SF
EXISTING ENTRY PORCH: 150.0 SF
EXISTING POOD DECK: 100.0 SF
TOTAL: 2,145.0 SF

PROPOSED BUILDING AREA:
EXISTING BUILDING AREA: 2,145.0 SF
PROPOSED ADDITION: 4,240.8 SF
REMOVED POOD DECK: -100.0 SF
TOTAL: 5,110.8 SF
PERCENT BUILDING COVERAGE: 37.2%

PROPOSED IMPERVIOUS COVER:
PROPOSED BUILDING COVER: 5,110.8 SF
EXISTING DRIVEWAY: 504.0 SF
EXISTING PATIO/PORCH: 128.0 SF
TR. CONC. PAD: 40.0 SF
PERCENT IMPERVIOUS COVER: 24.1%



DESIGN-BUILD

402 CORTE LINE
AUSTIN, TEXAS 78745
OFFICE: 512-444-1560
FAX: 444-1740

KIMBROUGH-ROSSI RESIDENCE

1305 GREENHAVEN
DRIVE
AUSTIN, TEXAS 78757



Watershed Protection Development Review

Shoal Creek

GREENHAVEN DR

CASCADE DR

Subject Property:
7303 Greenhaven Dr



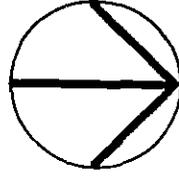
Legend

-  Lot Lines
-  Preliminary FEMA 100-Year Floodplain



This map was produced by the City of Aurora Watershed Protection and Development Review Department as a working staff map and as such no warranty is made as to its accuracy or completeness.
WED 3/6/2004

NORTH



1304 Greenhaven:
Extended back of house to increase master
bed room and master bath. New paint and carpet
throughout house. No floodplain issues.

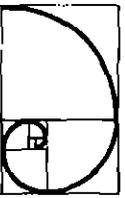
1300 Greenhaven:
Variance Approved. Floor height 3" below floodplain.
Many other aspects of the situation similar to
1303 Greenhaven.

1204 Greenhaven:
Enclosed the garage and turned it into a music room.

1308 Greenhaven:
Added guest room, guest bath, family room,
and back porch. Remodeled master bath.

2113 Cascade:
Enclosed and extended garage as an apartment.

1303 Greenhaven:
Location of floodplain variance request.



CG&S
DESIGN-BUILD

403 Corral Lane
Auburn, Tennessee 38715
Office: 1-2-444-1300
Fax: 444-1190

Floodplain Variance for Rossi/Kimbrough Residence

Issue

A Public Hearing (**March 24th – Agenda Item No. 56**) to consider a variance requested by Jill Rossi and Kerry Kimbrough to expand our existing home in the 100-year floodplain of Shoal Creek.

Summary

We have applied for a building permit to remodel and expand our home in the Allandale neighborhood by 500 sq ft (370 interior/130 porch). It has been our home since it was built in 1987 and we have decided to make it the home where we retire. Although the 100 year floodplain elevation (BFE) has risen since 1987, the elevation of our existing slab and proposed expansion is 6 inches above BFE.

Retirement Home

Last summer, we researched retirement home options. We looked at homes in many neighborhoods across the Austin area and talked with our banker about building a new home. But we love our inner-city neighborhood and decided to remodel instead of moving. Because we intend to retire in this home, we have worked to incorporate ADA compliant design elements into many aspects of our remodel plans.

Limited Design Options

Deed restrictions prevent us from adding a second story. Elevating the expansion to comply with code would create a falling/tripping hazard and would divide open spaces into awkward separate areas. The use of a ramp to connect the two floor levels would require a six foot run, creating a sloping floor in the center of the house.

Floodplain History

As long time Austin residents, we knew our neighborhood experienced flooding in 1981.

- 1987: Our house was built in compliance with 1983 ordinances. The property plat certified that none of our lot was in the 100 year floodplain. BFE was below 682.8, the lowest point on our lot.
- 1995: Per request from our mortgage lender, city staff certified that BFE was 683.9.
- 2003: Mortgage lender required FEMA BFE certification. FEMA BFE was 683.6.
- 2005: On review of our building permit request, city staff indicated that BFE is 684.3.

The level of our existing slab and proposed expansion is 684.8 -- 6 inches above BFE.

Neighborhood Trends

Recently, many of our immediate neighbors have completed home remodel projects that are similar to ours. Because our home is our largest retirement investment, we want to make improvements that will make it comparable to other homes in the market place.

Thank you for reviewing our case. We hope that you will support our request to make improvements to our home and grant us a variance for this project.